



City of Seattle
Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2500124
Applicant Name: Scott Lindley
Address of Proposal: 1041 South Director Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to divide one parcel into four parcels of land. Proposed parcel sizes are: A) 7,640 square feet, B) 5,000 square feet, C) 5,000 square feet; and D) 5,000 square feet.

The following approval is required:

Short Subdivision - to divide one parcel into four parcels of land.
(SMC Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site Description

The site is located along the south side of South Director Street between 12th Avenue South and State Route 99. The site is gently sloping with areas of gravel previously used for parking.

Area Development

Zoning in the immediate vicinity is Residential, Single Family (SF 5000) and Industrial zoning (IB U45).

Proposal Description

The applicant proposes to divide one parcel into four parcels of land. Proposed parcel sizes are: A) 7,640 square feet, B) 5,000 square feet, C) 5,000 square feet; and D) 5,000 square feet.

Public Comments

Several comment letters were received during the official public comment period which ended April 27, 2005. The letters voiced concern that there is inadequate right of way for the present use at the south end of 12th Avenue South, and right of way and parking on South Director Street. Street improvements are a part of this proposal.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.54.010;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property is zoned Single family 5000 (SF 5000). As such, future development of individual lots must comply with the development and use requirements of SMC Chapter 23.44. The proposed parcels provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. The proposed parcels will have vehicular access to South Director Street and 12th Avenue South. The Seattle Fire Department has no conditions of approval to the proposed short plat. Seattle City Light reviewed the proposal and does not require property right for this short plat. This short plat will provide for adequate access for vehicles, utilities, and fire protection. Street improvements will be required. Thirty (30) feet of paved right of way on south Director Street will include a thickened curb and pedestrian walkway. Twenty-two (22) feet of paved right of way will be required on 12th Av S which include thickened curb and walkway.
3. This area is served with domestic water, sanitary sewer, and storm drain and sanitary sewage facilities by the City of Seattle. There is an existing side sewer serving the adjacent property to the south, addressed as 1057 S. Director Street, that parallels, and is just inside the existing easterly property line. A side sewer easement, "along the line as-constructed" across proposed Parcel D should be provided to the benefit of 1057 S. Director Street. This will be a condition of the plat.
4. The subdivision of this residential site into four (4) lots will be in character with the development pattern, lot sizes, or streetscape pattern in the vicinity and will provide additional lots for development. The public uses and interests are served by permitting the proposed subdivision of land. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis.
5. This site is not in an environmentally critical area as defined in SMC 25.09.240.
6. The project is designed to maximize the retention of existing trees.
7. This Short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. A sanitary sewer plan must be submitted, reviewed, and approved. If the plan includes a public sanitary sewer connection then the review and approval will be by SDOT. There is an existing side sewer serving the adjacent property to the south, addressed as 1057 S. Director Street that parallels, and is just inside the existing easterly property line. A side sewer easement, "along the line as-constructed" across proposed Parcel D should be provided to the benefit of 1057 S. Director Street.
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
3. Submit the recording forms for approval.
4. Update plans to show the approved SDOT street improvements.
5. Add addresses to the parcels. Contact Kelly Romulo at DPD for addresses.
6. Please fill out and submit a "No Protest Agreement" with the final plat map.

Conditions of approval prior to Final Inspection of Construction Permit

The following street improvements are required to be installed prior to any permit to construct on any parcel of this plat. Thirty (30) feet of paved right of way is required on south Director Street which includes a thickened curb and pedestrian walkway per SDOT standards. Twenty-two (22) feet of paved right of way will be required on 12th Av S which includes thickened curb and walkway. The pavement width on 12th Av S may be reduced by SDOT if SDOT deems a reduction necessary.

Signature: (signature on file) Date: April 10, 2006
Holly J. Godard, Land Use Planner
Department of Planning and Development